

AN ORDINANCE
BY: ZONING COMMITTEE

U-06-27

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of (Section 16-06.005 (1) (c)), of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a Church is hereby approved. Said use is granted to PHILADELPHIA BAPTIST CHURCH and is to be located at **1150 Philadelphia Avenue, S.W.**, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot: 183, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land lot 183, 14th district, Fulton County, Georgia and being more particularly described as follows:

Beginning at a 1/2"rebar found at the intersection of the easterly right-of-way of Philadelphia Street with the northerly right-of-way of Jackson Place (unopened), from thus established point and continuing along the easterly right-of-way of Philadelphia Street;

THENCE North 03 degrees 32 minutes 45 seconds East for a distance of 273.83 feet to a 1"open top pipe;

THENCE North 04 degrees 44 minutes 54 seconds East for a distance of 75.75 feet to a 1"crimp top pipe;

THENCE South 84 degrees 25 minutes 17 seconds East for a distance of 199.94 feet to a 1"open top pipe;

THENCE South 03 degrees 04 minutes 45 seconds West for a distance of 74.71 feet to a 1"open top pipe;

THENCE South 06 degrees 14 minutes 13 seconds West for a distance of 168.70 feet to a 1"open top pipe;

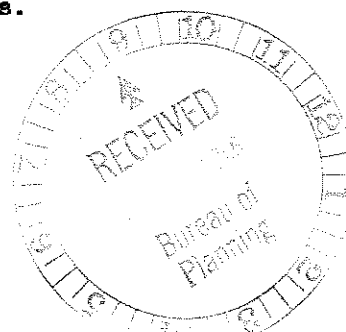
THENCE South 05 degrees 07 minutes 35 seconds West for a distance of 100.21 feet to a 1"open top pipe;

THENCE South 10 degrees 55 minutes 42 seconds West for a distance of 6.04 feet to a 1/2"rebar;

THENCE North 84 degrees 25 minutes 28 seconds West for a distance of 200.23 feet to a 1/2"rebar and The Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.61 acres more or less.



U-06-27